



City of Seattle

Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3013020
Applicant Name: Brent Eble
Address of Proposal: 7548 14th Ave NW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: Parcel X) 7,781.7 sq. ft. and Y) 5,009.1 sq. ft. Existing structures to remain.

The following approvals are required:

Short Subdivision - to subdivide one existing parcel into two parcels.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Zoning: SF 5000.
Uses on Site: Single family residence with a detached garage.

Site Description:

The 12,790.8 square foot site is located southeast of the intersection of 14th Ave NW and NW 77th St. The northern +/- 68 foot portion of the site is developed with a single family residence and a detached garage to remain (proposed as Parcel X). Fourteenth Ave NW is fully improved with curbs, gutters, sidewalks and an improved concrete roadway.



Public Notice and Comment Period

Public notice of the project application was given on February 2, 2012 and the extended comment period ended on March 1, 2012. The Land Use Application file is available for review at the Public Resource Center located at 700 5th Ave, Ste 2000 (<http://seattle.gov/dpd/PRC/LocationHours/default.asp>).

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat.

1. Conformance to the applicable Land Use Code provisions;

The subject property's zone (SF 5000) is intended for single family residential development. The lots created by this proposed division of land would conform to this requirement and all applicable development standards of the SF 5000 zoning district.

2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;

The Seattle Fire Department has reviewed and approved the proposed short plat for emergency vehicle access. Seattle City Light does not require an easement in order to provide service.

3. Adequacy of drainage, water supply, and sanitary sewage disposal;

This area is served with domestic water, sanitary sewer, and storm drain facilities by the City of Seattle. DPD Drainage and SPU have reviewed and approved the short plat application.

There is a twelve inch diameter combined sewer main in 14th Ave. NW adjacent to the property. Any future development on the property will be required to submit a standard drainage control plan. Stormwater from any future development will be discharged to the combined sewer. There are no recommended sewer or drainage conditions required prior to recording of the short plat.

4. Whether the public use and interests are served by permitting the proposed division of land;

An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, water supply and sanitary sewage disposal.

The public use and interest would be served by this proposal because additional opportunities for single family residences would be provided within the City limits as a result of this subdivision.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not located in any environmentally critical areas, as demonstrated through the applicant's information. Therefore the provisions of SMC Section 25.09.240 are not applicable.

6. *Is designed to maximize the retention of existing trees;*

The survey identifies 3 deciduous trees on the site. One of the deciduous trees on proposed Parcel X is northeast of the existing structure and is expected to be retained. Two of the deciduous trees on proposed Parcel Y are located outside the front yard and side yards, thus having the potential of being removed with development of the lot. However, there is no indication at this time of the removal of any trees.

In consideration of the existing single family residence and required minimum lot size of 5,000 square feet, the proposed plat has been designed to the extent possible to maximize the retention of trees. Therefore the proposal meets this short plat criterion.

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SPU), Fire Department (SFD), Seattle City Light (SCL), and review by the Land Use Planner, the above cited criteria have been met. The lots to be created by this short subdivision will meet all minimum standards set forth in the Land Use Code, and are consistent with applicable development standards. This short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees to the extent possible in consideration of existing development and minimum parcel size. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

Signature: (signature on file)
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development

Date: March 26, 2012